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## REAL ESTATE TAX BULLETIN

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*Real Estate Economists, Appraisers and Counselors*

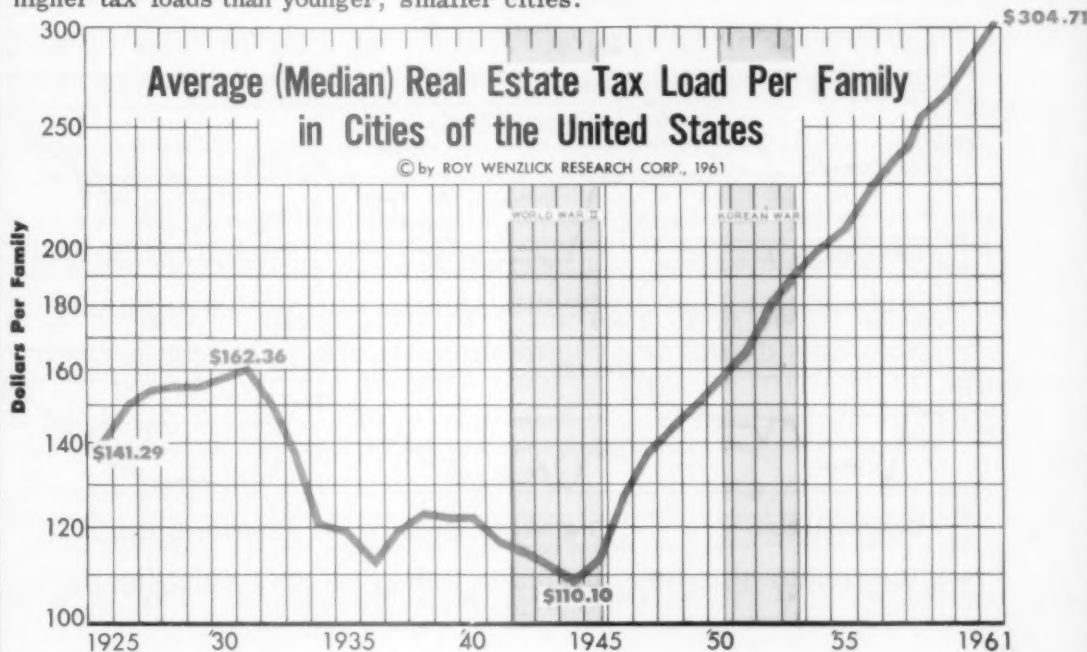
### "AS CERTAIN AS DEATH"

**T**HE median tax load per family in cities of the United States continued the climb in 1961 that it began in 1945. At that time the median tax load per family was only \$110.10. It is now \$304.71. This is an increase of 176 percent in 16 years.

The charts on the following pages show the average tax load per family for each of 94 cities charted from 1928 to the present. On the last page of the report the cities are ranked on the basis of the final tax data for 1960. Figures for 1961 are not available at the present time in 43 cities, but the cities on which figures are available are shown in the table.

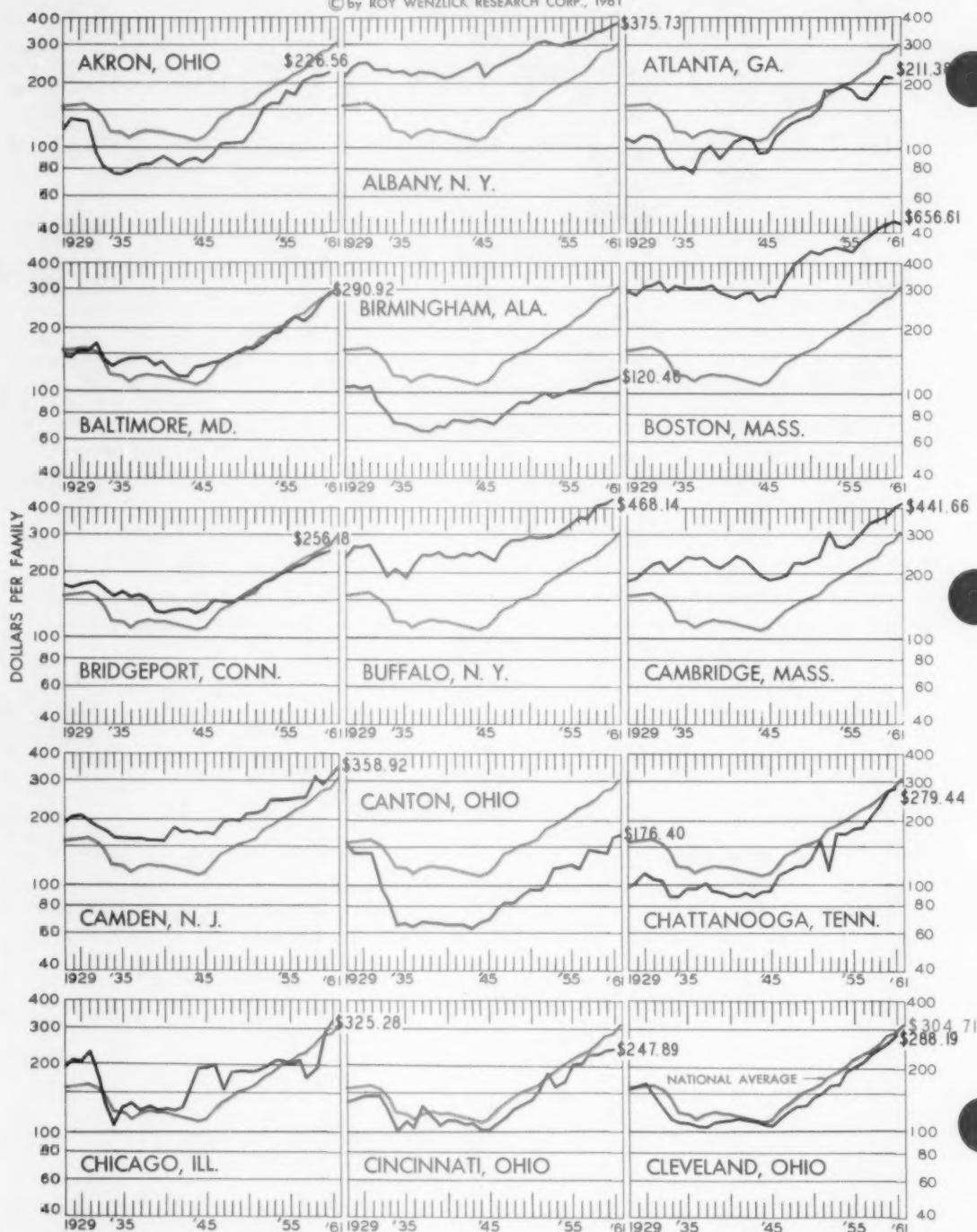
Birmingham, Alabama, has the lowest average real estate tax load per family of any of the cities in the United States; Boston, Massachusetts, has the highest. In most cities the average tax load advanced during the past year.

As a general thing, older, matured cities of rather large size tend to have higher tax loads than younger, smaller cities.



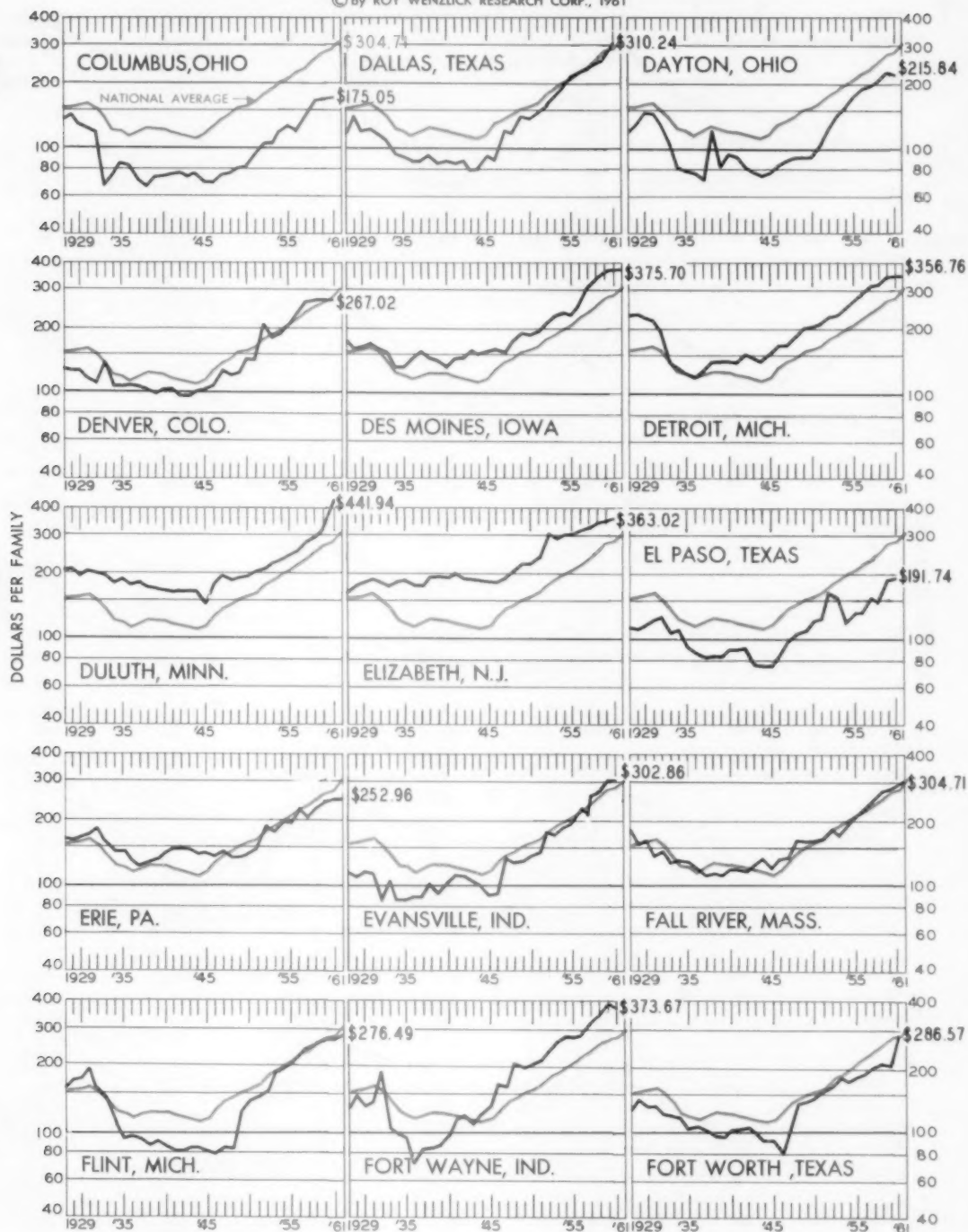
# AVERAGE REAL ESTATE TAX PER FAMILY

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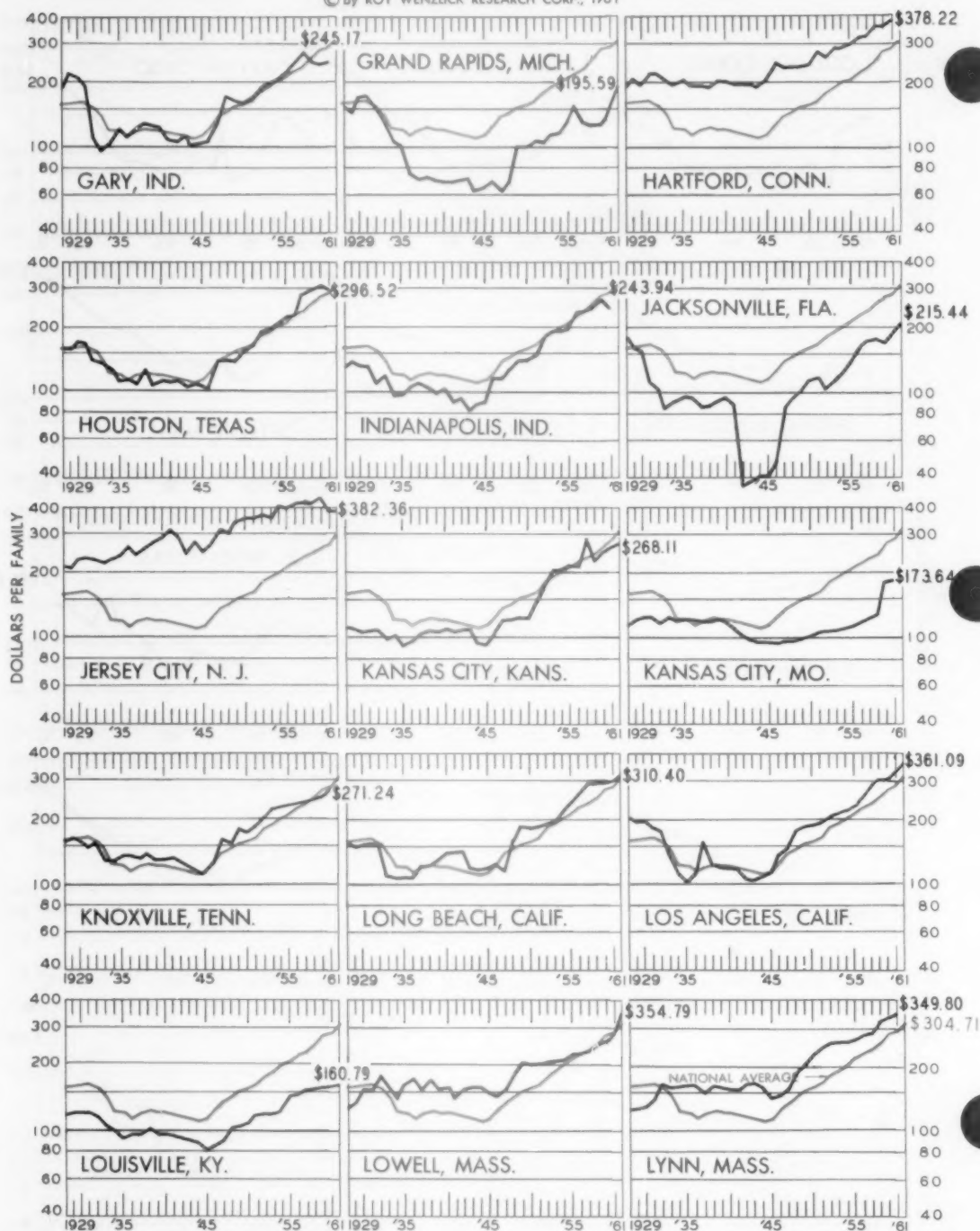
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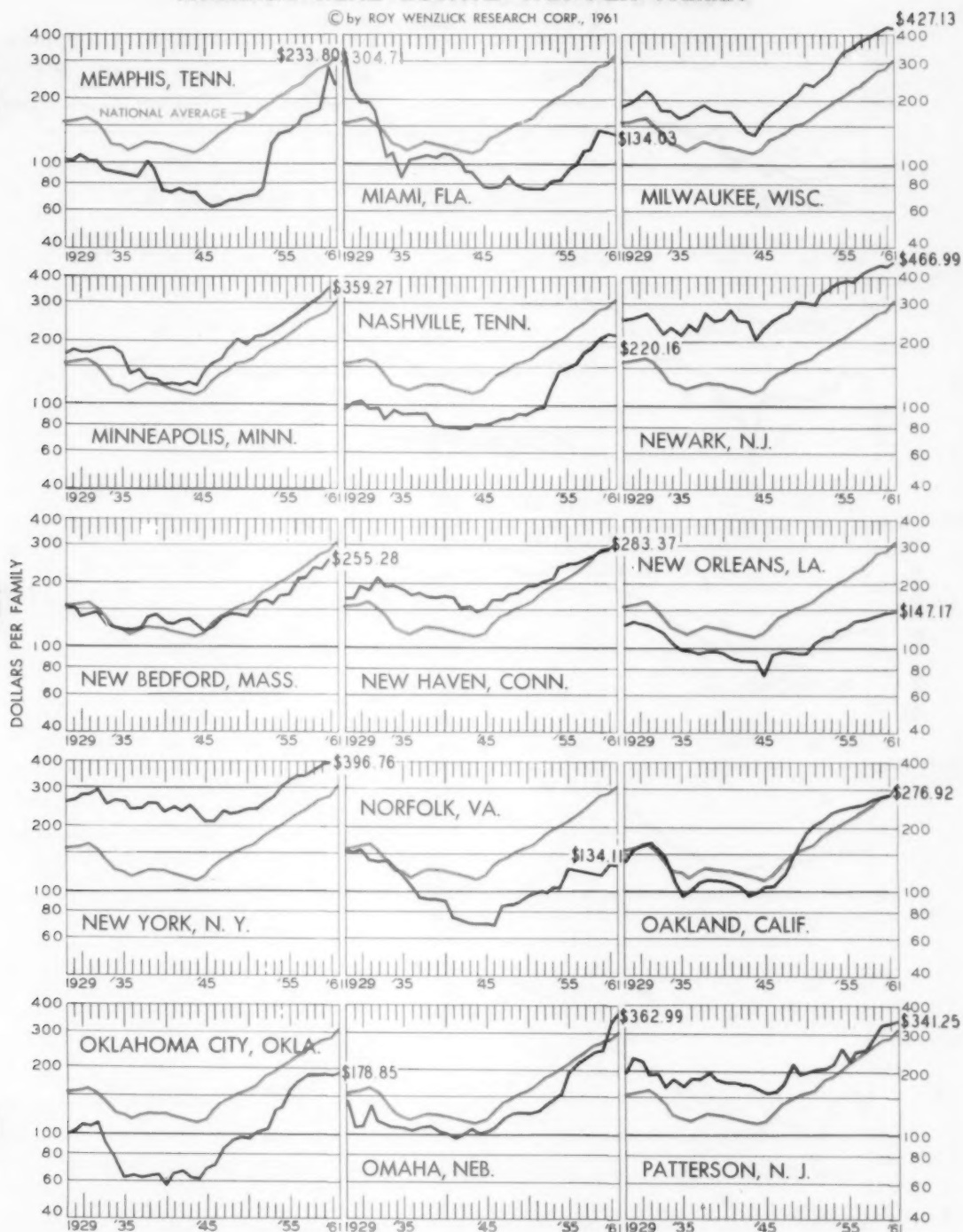
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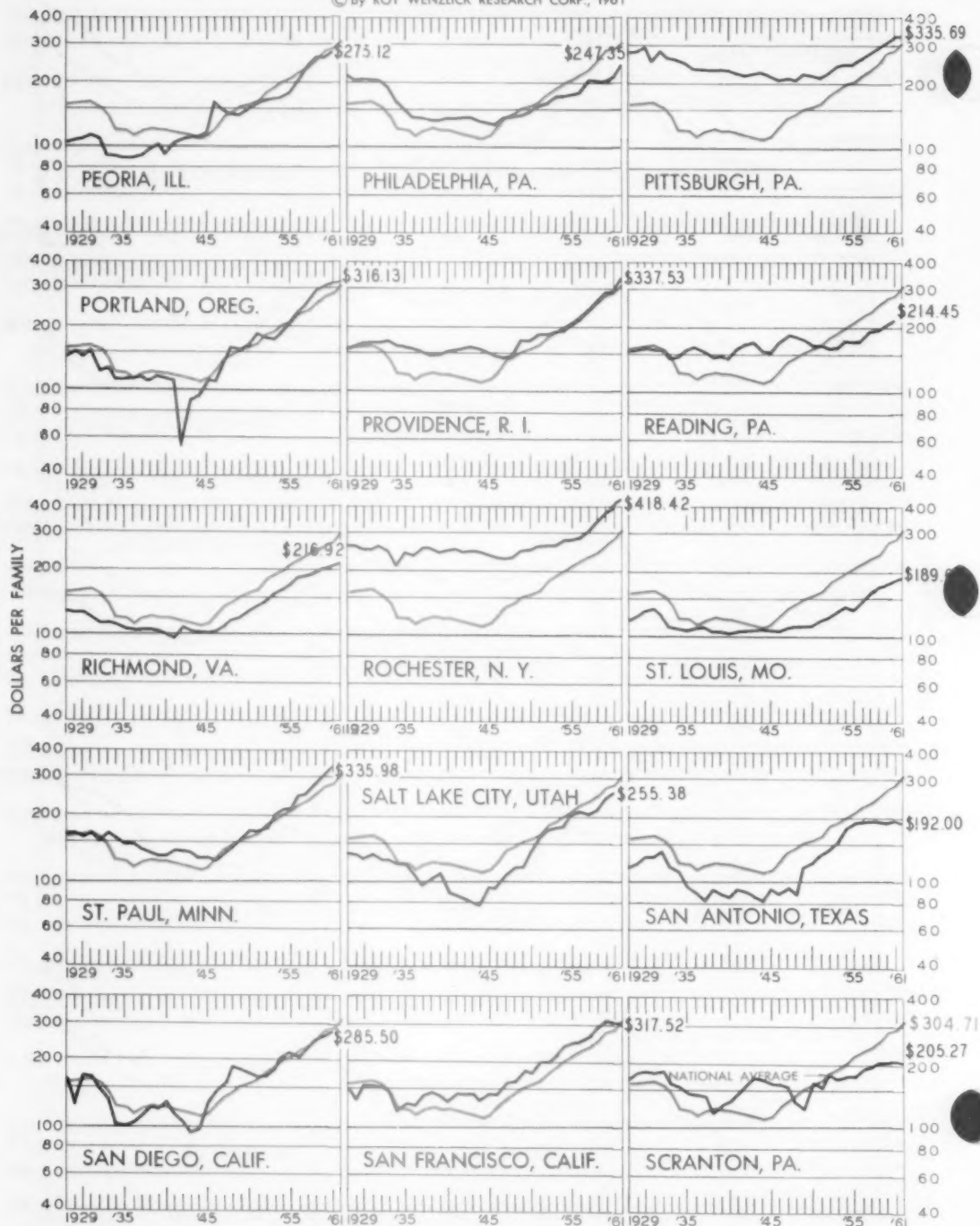
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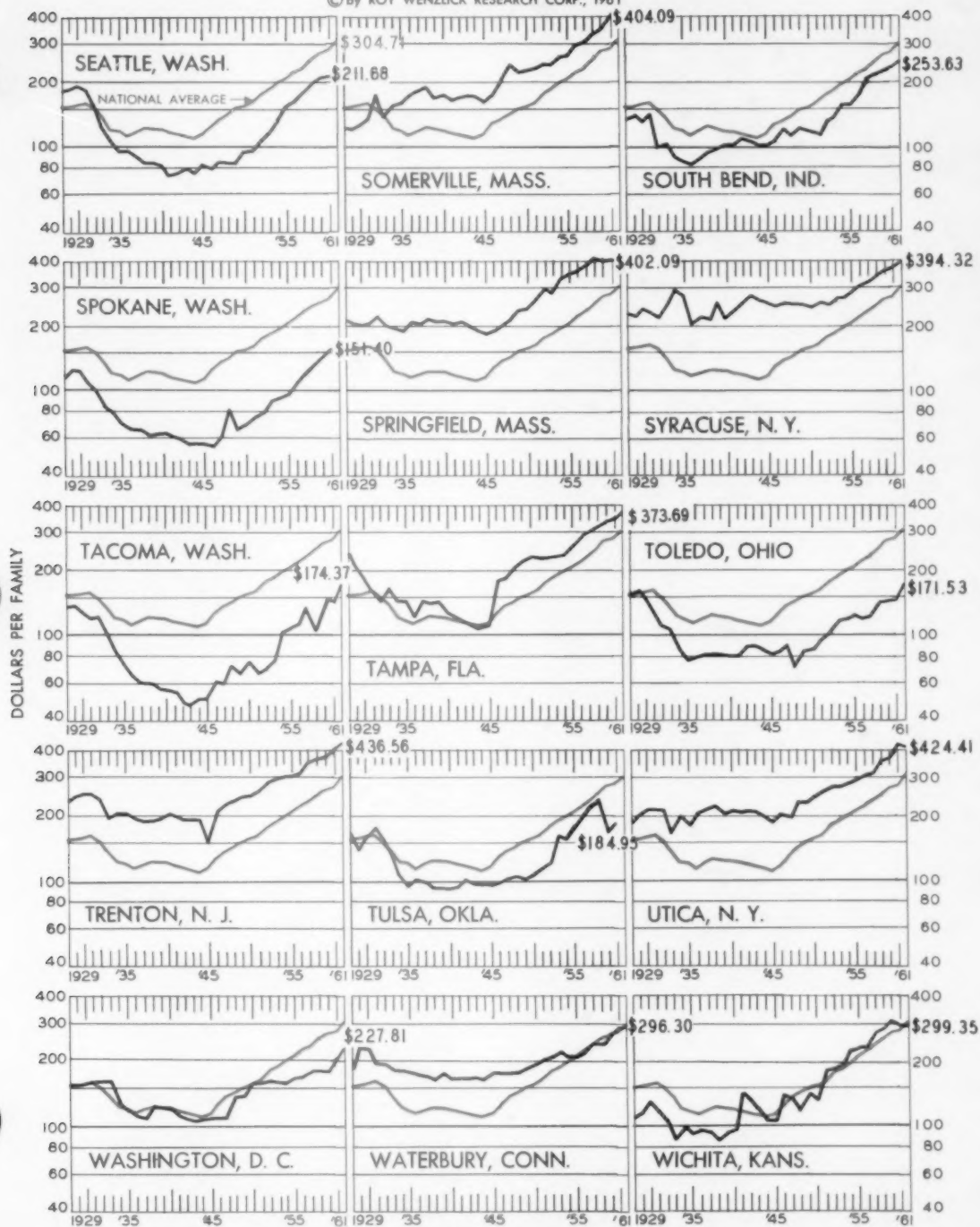
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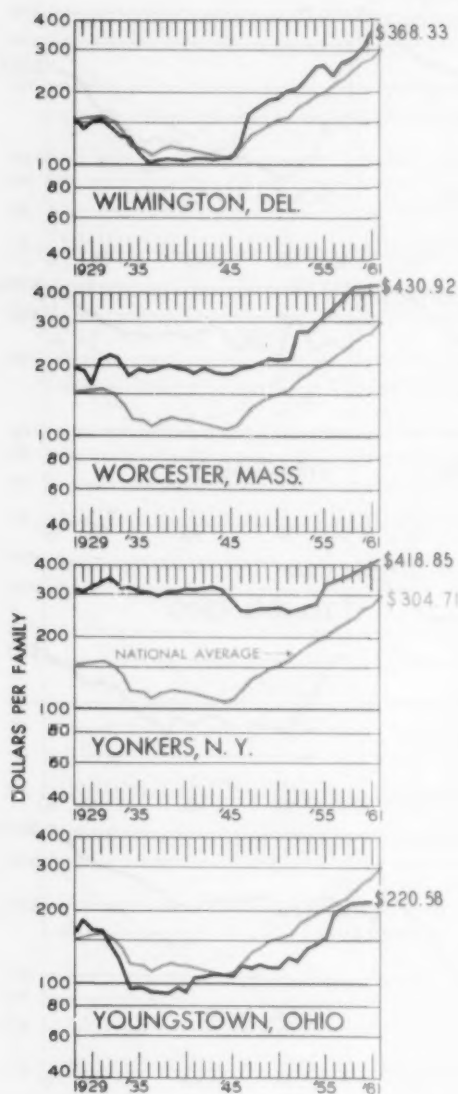
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# AVERAGE REAL ESTATE TAX PER FAMILY

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# AVERAGE REAL ESTATE TAX PER FAMILY

Rank 1960	City	Tax Load 1960	Tax Load 1961
1	Boston, Mass.	\$657.66	\$656.61
2	Buffalo, N. Y.	468.14	-
3	Newark, N. J.	459.87	466.99
4	Duluth, Minn.	441.94	-
5	Utica, N. Y.	431.41	424.41
6	Worcester, Mass.	430.36	430.92
7	Milwaukee, Wis.	428.77	427.13
8	Cambridge, Mass.	425.77	441.66
9	Trenton, N. J.	411.66	436.56
10	Rochester, N. Y.	408.60	418.42
11	Somerville, Mass.	404.09	-
12	Springfield, Mass.	402.09	-
13	Yonkers, N. Y.	400.35	418.85
14	New York, N. Y.	396.76	-
15	Syracuse, N. Y.	384.49	394.32
16	Jersey City, N. J.	383.32	382.36
17	Hartford, Conn.	378.22	-
18	Des Moines, Iowa	374.69	375.70
19	Fort Wayne, Ind.	373.67	-
20	Albany, N. Y.	373.00	375.73
21	Wilmington, Del.	368.33	-
22	Elizabeth, N. J.	363.02	-
23	Minneapolis, Minn.	359.27	-
24	Detroit, Mich.	351.08	356.76
25	Lynn, Mass.	349.80	-
26	Tampa, Fla.	347.43	373.69
27	Omaha, Nebr.	339.17	362.99
28	Paterson, N. J.	337.35	341.25
29	St. Paul, Minn.	335.98	-
30	Pittsburgh, Pa.	332.11	335.69
31	Los Angeles, Calif.	330.12	361.09
32	Camden, N. J.	329.63	356.92
33	Chicago, Ill.	325.28	-
34	San Francisco, Calif.	317.91	317.52
35	Dallas, Tex.	310.24	-
36	Portland, Oreg.	308.66	316.13
37	Evansville, Ind.	302.86*	-
38	Long Beach, Calif.	300.08	310.40
39	Wichita, Kans.	297.94	299.35
40	Providence, R. I.	296.80	337.53
41	Houston, Tex.	296.52	-
42	Waterbury, Conn.	294.80	296.30
43	Fall River, Mass.	293.82	304.71
44	Baltimore, Md.	290.92	-
45	Cleveland, Ohio	288.19	-
46	Fort Worth, Tex.	286.57	-
47	Lowell, Mass.	286.42	354.79
	<b>MEDIAN</b>	285.96	304.71
48	San Diego, Calif.	285.50	-
49	New Haven, Conn.	283.37	-
50	Chattanooga, Tenn.	279.44	-
51	Oakland, Calif.	276.92	-
52	Memphis, Tenn.	275.29	233.80
53	Pecan, Ill.	275.12	-
54	Knoxville, Tenn.	271.24	-
55	Flint, Mich.	268.99	276.49
56	Denver, Colo.	267.02*	-
57	Kansas City, Kans.	260.44	268.11
58	Bridgeport, Conn.	256.18	-
59	Salt Lake City, Utah	255.38	-
60	New Bedford, Mass.	255.28	-
61	Cincinnati, Ohio	247.89	-
62	Gary, Ind.	245.17*	-
63	Indianapolis, Ind.	243.94	-
64	Erie, Pa.	243.92	252.96
65	South Bend, Ind.	233.34	253.63
66	Akron, Ohio	226.56	-
67	Philadelphia, Pa.	222.01	247.35
68	Nashville, Tenn.	220.94	220.16
69	Youngstown, Ohio	220.58	-
70	Dayton, Ohio	215.84	-
71	Reading, Pa.	214.45	-
72	Seattle, Wash.	211.68	-
73	Atlanta, Ga.	211.36	-
74	Washington, D. C.	208.84	227.81
75	Richmond, Va.	206.58	216.92
76	Scranton, Pa.	206.84	205.27
77	Jacksonville, Fla.	197.88	215.44
78	San Antonio, Tex.	197.39	192.00
79	El Paso, Tex.	191.74	-
80	St. Louis, Mo.	187.18	189.61
81	Tulsa, Okla.	184.95	-
82	Columbus, Ohio	175.05	-
83	Kansas City, Mo.	173.64	-
84	Oklahoma City, Okla.	173.42	178.85
85	Canton, Ohio	170.67	176.40
86	Grand Rapids, Mich.	159.53	195.59
87	Louisville, Ky.	158.05	160.79
88	Spokane, Wash.	151.40	-
89	New Orleans, La.	146.52	147.17
90	Tacoma, Wash.	144.59	174.37
91	Toledo, Ohio	143.58	171.53
92	Miami, Fla.	138.76	134.03
93	Norfolk, Va.	136.35	134.11
94	Birmingham, Ala.	116.98	120.46

\* Estimated.



